



# **CITY OF MILPITAS PLANNING COMMISSION MEETING AGENDA**

**August 28, 2019 7:00 PM**

**CITY HALL COUNCIL CHAMBERS  
455 E. CALAVERAS BLVD., MILPITAS, CA 95035**

## **I. CALL MEETING TO ORDER**

## **II. PLEDGE OF ALLEGIANCE (Commissioner Chua)**

## **III. ROLL CALL**

## **IV. CONFLICT OF INTEREST DECLARATION**

## **V. APPROVAL OF THE AGENDA**

By motion, approve the meeting agenda for August 28, 2019

## **VI. ANNOUNCEMENTS**

**VI-1** Planning Commissioners

**VI-2** Planning Director

## **VII. PUBLIC FORUM**

Members of the audience may address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium and state their name and address for the record. Please limit remarks to no more than three minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

## **VIII. APPROVAL OF MINUTES**

By motion, approve the regular meeting minutes of July 31 and August 14.

## **IX. PUBLIC HEARING**

**IX-1 ROTTEN ROBBIE MONUMENT SIGN – 1787 N MAIN ST. – SD18-0007:** Site Development Permit to allow a freestanding sign, up to ten feet in height, located at 1787 S. Main St. This project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). Project Planner: Michael Fossati, (408) 586-3274, [mfossati@ci.milpitas.ca.gov](mailto:mfossati@ci.milpitas.ca.gov)

*Recommendation: Adopt Resolution 19-024 Site Development Permit P-SD18-0007 to allow the construction of a freestanding price sign to be located at 1787 South Main Street, subject to the attached Conditions of Approval.*

**IX-2 BEER GARDEN AT THE DISTRICT – LOT 1 – P-UA19-0007:** Conditional Use Permit Amendment to allow development a beer dispensary within a 66-square foot amenity space on the rooftop deck of an existing mixed-use building (“The District – Lot 1”). This project is exempt from environmental review under the California Environmental Quality Act in accordance with CEQA Guidelines Section 15301 (Existing Facilities). Project Planner: Michael Fossati, (408) 586-3274, [mfossati@ci.milpitas.ca.gov](mailto:mfossati@ci.milpitas.ca.gov).

***Recommendation:*** Adopt Resolution No. 19-023 approving Conditional Use Permit Amendment (UA19-0007), to allow the operation of a beer dispensing facility within a 1,300 square foot outdoor lounge section of the rooftop deck of “The District – Lot 1” mixed-use development, subject to the attached Conditions of Approval.

*\*Continued from the Planning Commission Meeting held on July 31, 2019.*

**IX-3 ROBSON HOMES SINGLE-FAMILY DEVELOPMENT – 1005 N PARK VICTORIA –GP18-0001, ZA18-0003, PD18-0001, SD18-0015, MT18-0003, EA19-0003:** A General Plan Amendment, Zoning Amendment, Planned Unit Development, Site Development Permit, Vesting Tentative Map, and Environmental Assessment to allow the development of a single-family residential subdivision with 36 two-story homes, ranging in floor areas of approximately 2,500-2,900 square feet, located on individual lots on an approximately 4.88-acre parcel. Ten of the homes will include above-garage accessory dwelling units (ADUs) approximately 485 square feet in size. The project includes 26 on-street guest parking spaces and approximately 78,500 square feet of landscaped open space. The City has prepared an Initial Study and Mitigated Negative Declaration for this project in accordance with the California Environmental Quality Act (CEQA). Project Planner: Adrienne Smith, (408) 586-3287, [asmith@ci.milpitas.ca.gov](mailto:asmith@ci.milpitas.ca.gov)

***Recommendation:*** Adopt Resolution 19-026 recommending that the Milpitas City Council approve the General Plan Amendment GP18-0001, Zoning Amendment ZA18-0003, Planned Unit Development PD18-0001, Site Development Permit SD18-0015, Vesting Tentative Map MT-0003, and Environment Assessment EA19-0003 to allow a 36-unit single family home development, including ten accessory dwelling units at 1005 North Park Victoria Drive.

## **X. NEW BUSINESS**

Follow-up from PC Training on 8/14.

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Any person aggrieved by any final decision of any, board, commission, or department head to the City of Milpitas may appeal the decision to the City Council by filing written notice of the appeal with the City Clerk within 12 calendar days of the date of said decision and paying the required fee. This time limit shall be strictly enforced.

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## **XI. ADJOURNMENT**

**KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE**

Government's duty is to serve the public, reaching its decisions in full view of the public.  
Commissions, boards, councils and other agencies of the City exist to conduct the people's business.

This ordinance assures that deliberations are conducted before the people and the  
City operations are open to the people's review.

Materials related to an item on this agenda submitted to the Planning Commission after initial distribution of the  
agenda packet are available for public inspection at the Planning Department office at Milpitas City Hall,  
455 E. Calaveras Blvd., Milpitas, during normal business hours.

For more information on your rights under the Open Government Ordinance or to report a violation of  
the ordinance, contact the City Attorney's office at Milpitas City Hall  
455 E. Calaveras Blvd., Milpitas, CA 95035 Phone 408-586-3040

*The Open Government Ordinance is codified in the Milpitas Municipal Code as Title I Chapter 310 and is  
available online at the City's website [www.ci.milpitas.ca.gov](http://www.ci.milpitas.ca.gov) by selecting the Milpitas Municipal Code link.*

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impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this  
meeting should notify the Planning Division prior to the meeting at 408-586-3279.

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